

This page is part of your document - DO NOT DISCARD



20130509665



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/05/13 AT 08:00AM

FEES:	37.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



201304050120045

00007506503



004769650

SEQ:
06

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL COMMERCIAL SERVICES
COMMERCIAL/INDUSTRIAL DIVISION

855 521262-8

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Dorsey & Whitney LLP (RJO/kkh)
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402



MAIL TAX STATEMENTS TO:

Ridgeline Energy Services (USA) Inc.
14555 N. 82nd Street
Scottsdale AZ 85260
Attention: Chief Financial Officer

(Above Space For Recorder's Use Only)

The undersigned Grantor(s) declare(s):

TRANSFER TAX
NOT A PUBLIC RECORD

Documentary transfer tax: \$

- ☐ computed on full value of property conveyed, or
☒ computed on full value less value of liens and encumbrances remaining at time of sale.

GRANT DEED

APN: 8009-022-029; 8009-022-017; 8009-022-030 and 8009-022-031

Date: April 5, 2013

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED, LAKELAND DEVELOPMENT COMPANY, a Delaware corporation, as debtor in
possession, pursuant to the Amended Order Approving Assumption of Executory Contract with Ridgeline
Energy Services (USA), Inc.; Approving Purchase Agreement dated January 25, 2013, as Amended
March 4, 2013; and Approving Consummation of Purchase Agreement as Amended entered March 18,
2013, Case No. 2:12-bk-25842 RN, United States Bankruptcy Court, Central District of California, Los
Angeles Division ("Grantor"), whose address is 12345 Lakeland Road, Santa Fe Springs, CA 90670,
hereby grants to RIDGELINE ENERGY SERVICES (USA) INC., a Delaware corporation ("Grantee"),
whose address is 14555 N. 82nd Street, Scottsdale, Arizona 85260, all Grantor's rights, title and interest
in that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of
California, described as follows:

See Exhibit A attached hereto and made a part hereof,

together with all hereditaments and appurtenants belonging thereto, subject to the following:

- (1) All zoning, building, subdivision, land sales, securities, land use, ecological,
environmental protection, health protection and like statutes, ordinances, codes, rules, regulations and

GP

3

laws of governmental authorities including, without limitation, those of any regulatory agencies or administrative officials having or asserting jurisdiction over the Property or any part hereof;

(2) All covenants, conditions, agreements, reservations, restrictions, easements, encroachments and rights-of-way of record, and any memoranda of record referencing any one or more of such type of documents or instruments that are themselves not recorded, affecting the Property or any part thereof;

(3) A state of facts which an accurate current survey and current physical inspection of the Property would reveal including, without limitation, all existing easements and encroachments, if any;

(4) All current and future real estate taxes, assessments, bonds and other sums assessed against the Property or any part thereof by any governmental authority.

[Remainder of page left intentionally blank.]

4

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Grant Deed to Grantee as of the date first written above:

GRANTOR:

LAKELAND DEVELOPMENT COMPANY, a
Delaware corporation

By: Michael Egner

Print Name: Michael Egner

Title: Chief Financial Officer

STATE OF California)
COUNTY OF Los Angeles) ss.

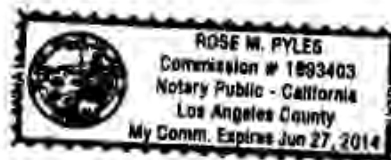
On Dec. 19, 2012, 2012, before me, Rose M Pyles - Notary Public
(insert name and title of the officer)

personally appeared Mike Egner, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rose M Pyles (Seal)



5

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED TO
READS AS FOLLOWS:

NAME OF NOTARY: Rose M. Pyles

DATE COMMISSION EXPIRES: Jun 27, 2014

COMMISSION NO.: 1893403

MANUFACTURER/VENDOR NO.: NNA1

COUNTY WHERE BOND IS FILED: Los Angeles

PLACE OF EXECUTION: Orange

DATED: April 2, 2013

BY: _____

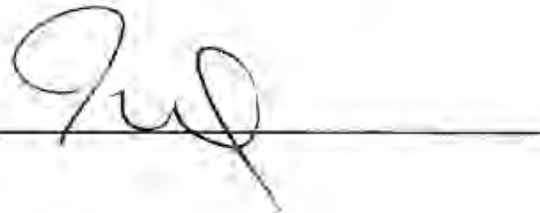
A handwritten signature in black ink, appearing to be 'R. Pyles', is written over a horizontal line.

EXHIBIT A

LEGAL DESCRIPTION

Real property in the unincorporated area of the City of Santa Fe Springs, County of Los Angeles, State of California, described as follows:

PARCEL A: (APN: 8009-022-029)

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF PATENTS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

EXCEPT THEREFROM THE NORTH 20 FEET.

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE THEREOF 190 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID EAST 20 ACRES, 249.26 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE 190 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 249.26 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THE EASTERLY 402 FEET OF THE NORTHERLY 539 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF PATENTS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE, LITTLE LAKE ROAD, 40 FEET WIDE, NOW FLORENCE AVENUE.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN BOOK 14704 PAGE 18, BOOK 16835 PAGE 218, BOOK 16971 PAGE 28, BOOK 17027 PAGE 44, BOOK 17380 PAGE 205, BOOK 17449 PAGE 89, BOOK 19679 PAGE 391, BOOK 21147 PAGE 182, BOOK 21499 PAGE 87 AND BOOK 22486 PAGE 147 OFFICIAL RECORDS.

PARCEL B: (APN: 8009-022-017)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE THEREOF 190 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID EAST 20 ACRES, 249.26 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE 190 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 249.26 FEET TO THE

POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN LITTLE LAKE ROAD ON THE NORTH.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY OR THE USE THEREOF, AS RESERVED IN THE DEED FROM UNITED OIL WELL SUPPLY COMPANY, A CORPORATION, RECORDED SEPTEMBER 19, 1961 AS INSTRUMENT NO. 1698 IN BOOK D1359 PAGE 415, OFFICIAL RECORDS.

PARCEL C: (APN: 8009-022-030 AND 8009-022-031)

THE EASTERLY 402 FEET OF THE NORTHERLY 539 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF PATENT'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE, LITTLE LAKE ROAD, 40 FEET WIDE, NOW FLORENCE AVENUE.

EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY EVERT F. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 724 IN BOOK D3067 PAGE 149, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 44/90 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY MARGUERITE B. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 721 IN BOOK D3067 PAGE 146, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY VERA M. COWAN, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 722 IN BOOK D3067 PAGE 147, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HAZEL B. YALE, IN THE DEED

8

DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 723 IN BOOK D3067 PAGE 148, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY ROBERT D. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 720 IN BOOK D3067 PAGE 145, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HARRY G. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 727 IN BOOK D3067 PAGE 154, OFFICIAL RECORDS.

APN : 8009-022-017 and 8009-022-029 and 8009-022-030 and 8009-022-031